

# *Crossroads Village*



**THE CENTER  
OF BUSINESS IN  
BREVARD COUNTY**

**[MyCrossroadsVillage.com](http://MyCrossroadsVillage.com)**

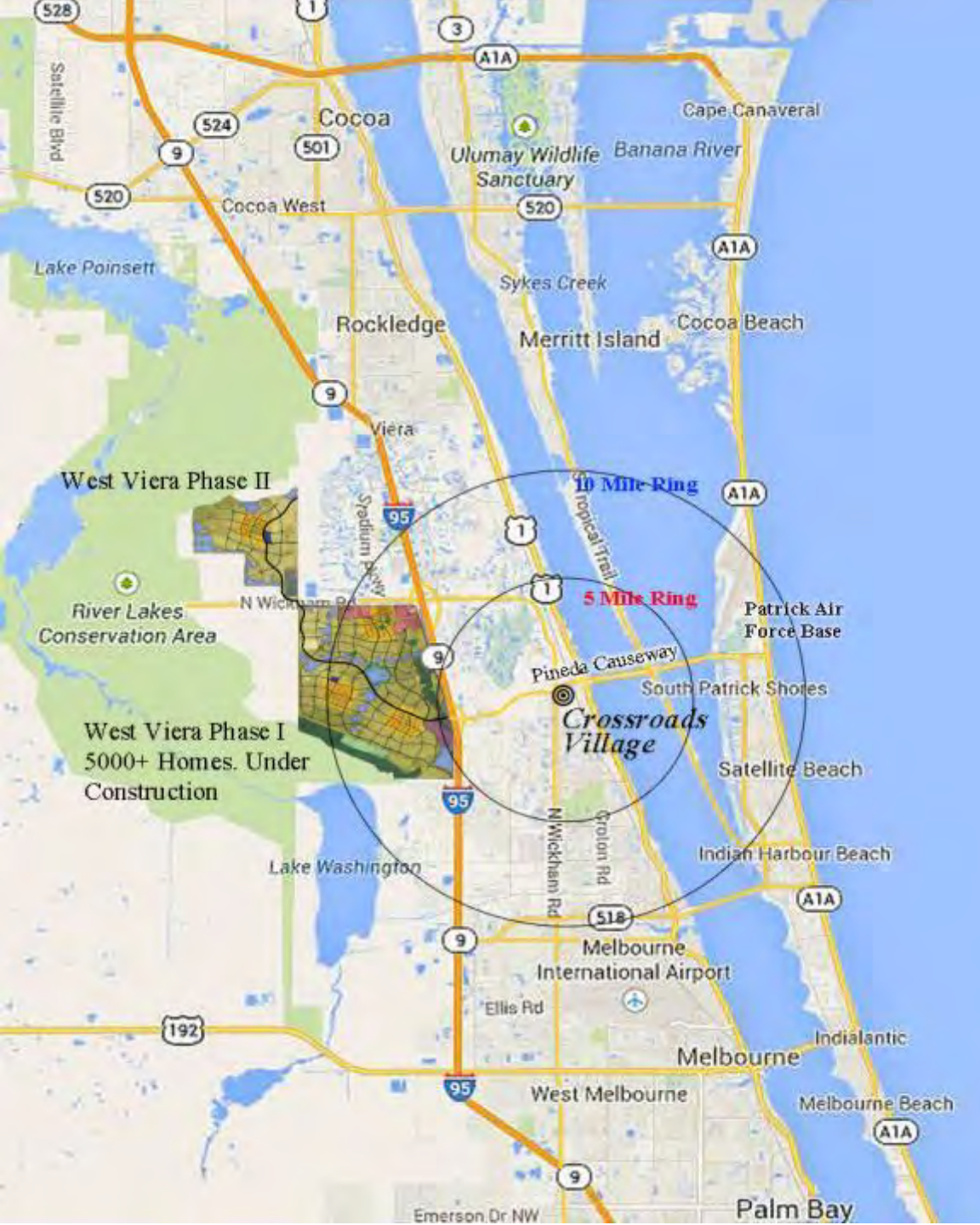
**LANDMARK**  
COMMERCIAL REALTY, INC.

Your N. Wickham Rd. Address



# Central Florida

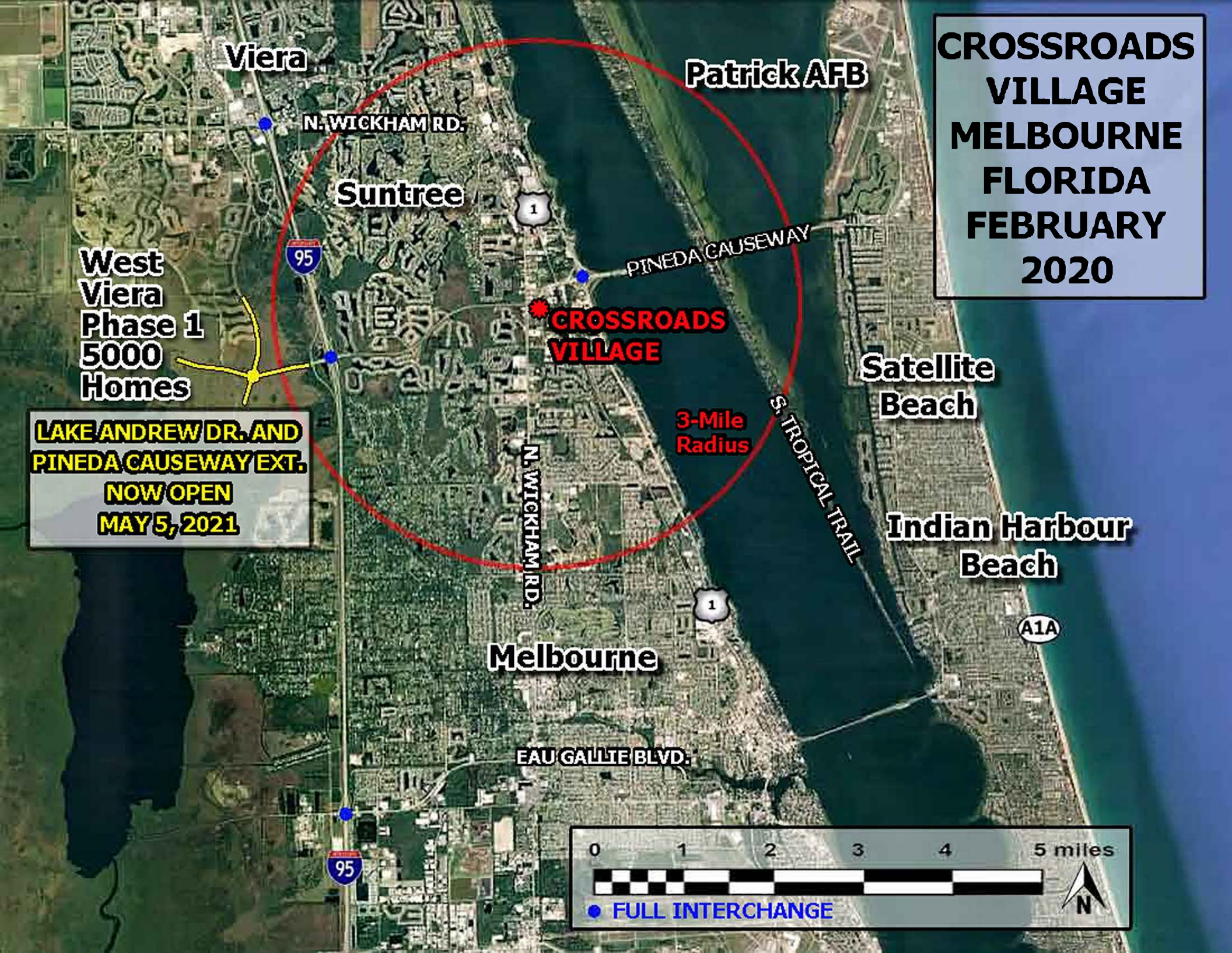




Of the five Interstate 95-to-Beach Causeways in Brevard County Florida, Crossroads Village sits on the most central causeway, Pineda Causeway, the shortest and fastest east-west route in all of Brevard County.



**CROSSROADS  
VILLAGE  
MELBOURNE  
FLORIDA  
FEBRUARY  
2020**



Viera

Patrick AFB

N. WICKHAM RD.

Suntree



PINEDA CAUSEWAY

West Viera  
Phase 1  
5000  
Homes

**LAKE ANDREW DR. AND  
PINEDA CAUSEWAY EXT.  
NOW OPEN  
MAY 5, 2021**

**CROSSROADS  
VILLAGE**

3-Mile  
Radius

Satellite  
Beach

S. TROPICAL TRAIL

Indian Harbour  
Beach

N. WICKHAM RD.



Melbourne



EAU GALLIE BLVD.



● FULL INTERCHANGE



A1A

SOUTH TROPICAL TRAIL

PINEDA CAUSEWAY



N. WICKHAM RD.

Suntree/Viera

Melbourne



EXIT #188



CONNECTION TO WEST VIERA COMMUNITIES  
AND LAKE ANDREW DRIVE  
NOW OPEN

**CROSSROADS VILLAGE  
LOOKING EAST  
FEBRUARY 2020**

Dateline July 12, 2021 Viera, FL

# **PINEDA CAUSEWAY'S WESTERN EXPANSION TO LAKE ANDREW DRIVE NOW OPEN TO TRAFFIC**

The .7-mile western extension of the Pineda Causeway west of I-95 will provide a new route for the West Viera communities to access Crossroads Village's restaurants Backwater, Salsas Mexican Cantina, and Jeremiah's Italian Ice, plus Mayweather Boxing & Fitness.



BOB KURLANDER 954-684-3647

**LANDMARK**  
COMMERCIAL REALTY, INC.

[www.MyCrossroadsVillage.com](http://www.MyCrossroadsVillage.com)

**SALSAS**  
COCINA MEXICANA & CANTINA

**BACKWATER**

1155 SF AVAILABLE  
BOB KURLANDER  
954 684 3647

**MAYWEATHER**  
BOXING + FITNESS

**OPENING NOVEMBER 2021**

JOIN: **SALSAS** **BACKWATER** **JEREMIAH'S ITALIAN ICE**

**MAYWEATHER**  
BOXING + FITNESS  
1155 SF REMAINING



**LOT 7 OFFICE BUILDING**



33,120 VPD



**RETENTION**

**LOT 6**

**LOT 5A  
1.36 AC**

**LOT 5  
1.78 AC**

**LOT 4  
PKNG**

**LOT 3  
RETAIL  
CENTER**

**LOT 2**

**LOT 1**

28,560 VPD

**N. WICKHAM RD. 40,550 VPD**

**COMING  
SOON**

**PINEDA CAUSEWAY  
32,970 VPD**



**CROSSROADS VILLAGE    LOOKING EAST    2.2.2020**



**PINEDA CAUSEWAY**



**DEER LAKES DR.**

**32,970 VPD**

**28,560 VPD**

**COMING SOON**

**N. WICKHAM RD**

**40,550 VPD**

**LOT 3  
RETAIL CENTER**

**LOT 4  
PARKING**

**LOT 5  
1.78 Ac.**

**LOT 5 A  
1.36 Ac.**

**33,120 VPD**



**LOOKING WEST 4.7.2019**





S. TROPICAL TRAIL 3



N. WICKHAM RD.

28,560 VPD



PINEDA CAUSEWAY



PINEDA CAUSEWAY

32,970 VPD

33,120 VPD



LOT 5 A  
1.36 AC.

LOT 5  
1.78 AC.

LOT 4  
PARKING

LOT 3  
RETAIL CTR.

DEER LAKES DR.

40,550 VPD



LOT 1



COMING SOON

LOOKING NORTH 4.7.2019



**DOLLAR TREE**  
**T-Mobile**  
**goodwill**  
**EINSTEIN BROS. BAGELS**  
**RaceTrac**



**DEER LAKES DR.**



**BUSINESS PARK BLVD.**



**COMING SOON**

**LOT 3  
RETAIL CTR.**

**LOT 4  
PARKING**

**LOT 5  
1.78 Ac.**

**LOT 5 A  
1.36 Ac.**



**N. WICKHAM RD.**

**40,550 VPD**

**32,970 VPD**

**PINEDA CAUSEWAY**

**33,120 VPD**

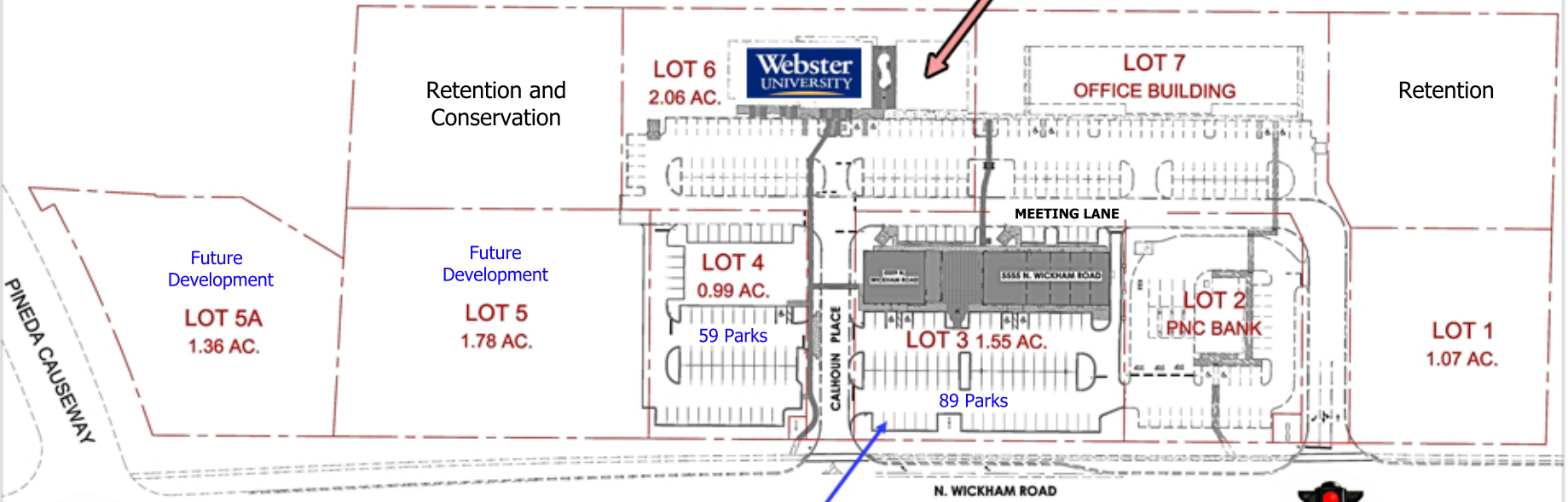
**28,560 VPD**



**LOOKING SOUTH 4.7.19**



5200 SF  
BUILD-TO-SUIT  
PAD AVAILABLE



**OPENING NOVEMBER 2021**

JOIN:    

1155 SF REMAINING



**OPENING NOVEMBER 2021**

**JOIN:**



**MAYWEATHER**  
BOXING + FITNESS

**1155 SF REMAINING**



## **Melbourne Florida named: Best Place to Live in the USA Near the Beach**

"The 20 Best Places to Live Near the Beach in the U.S." were culled from the magazine's overall "Best Places to Live list," which includes factors such as affordability, job market, morning commute and access to quality health care.



Along with year-round warm weather and ample public beaches, the Melbourne metro area also is home to Cape Canaveral and the Kennedy Space Center," the report said.



## “THE COMEBACK COAST”

*The birthplace of America’s Space Age fell into decay once the shuttle retired. Now it’s bouncing back, fueled by private industry.*

A host of companies have laid claim to the old government launchpads. Buildings left vacant have been torn down or rebuilt. And the Cape is once again on the verge of sending humans back to space for the first time since 2011, the crescendo of a new, reinvigorated space age that has restored the flag-waving pride of a bygone era. As new life is being breathed back into this venerable coastline, the resurrection is coming. By the time the shuttle program was ending, a new commercial space industry was starting to take form, and local officials embraced it.



### PRIVATE LAUNCH PADS AT THE CAPE

Outside the gates of the Kennedy Space Center, developers are building residential communities up and down the coastline. The unemployment rate dropped to below 4 percent earlier this year. The tax base has bloomed with monthly taxable sales rebounding from a low of nearly \$450 million in 2010 to over \$850 million last year. And housing prices are back where they were before the recession.





## Executive Summary

5555 N Wickham Rd, Melbourne, Florida, 32940  
Rings: 1, 2.5, 5 mile radii

Prepared by Esri  
Latitude: 28.19864  
Longitude: -80.67178

	1 mile	2.5 miles	5 miles
<b>Population</b>			
2000 Population	2,623	20,549	75,873
2010 Population	4,068	24,375	84,769
2020 Population	4,600	27,520	100,532
2025 Population	4,929	29,794	107,041
2000-2010 Annual Rate	4.49%	1.72%	1.11%
2010-2020 Annual Rate	1.21%	1.19%	1.68%
2020-2025 Annual Rate	1.39%	1.60%	1.26%
2020 Male Population	48.4%	48.4%	48.4%
2020 Female Population	51.6%	51.6%	51.6%
2020 Median Age	50.0	50.4	49.2

In the identified area, the current year population is 100,532. In 2010, the Census count in the area was 84,769. The rate of change since 2010 was 1.68% annually. The five-year projection for the population in the area is 107,041 representing a change of 1.26% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

### Median Age

The median age in this area is 50.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

	1 mile	2.5 miles	5 miles
2020 White Alone	85.9%	87.0%	85.8%
2020 Black Alone	3.6%	3.6%	4.8%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2020 Asian Alone	5.7%	4.5%	3.7%
2020 Pacific Islander Alone	0.0%	0.1%	0.1%
2020 Other Race	1.2%	1.4%	1.9%
2020 Two or More Races	3.2%	3.1%	3.4%
2020 Hispanic Origin (Any Race)	10.9%	10.6%	11.2%

Persons of Hispanic origin represent 11.2% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 40.8 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

	1 mile	2.5 miles	5 miles
2020 Wealth Index	165	149	131
2000 Households	977	8,122	31,471
2010 Households	1,521	9,911	36,653
2020 Total Households	1,698	11,032	42,728
2025 Total Households	1,813	11,890	45,305
2000-2010 Annual Rate	4.53%	2.01%	1.54%
2010-2020 Annual Rate	1.08%	1.05%	1.51%
2020-2025 Annual Rate	1.32%	1.51%	1.18%
2020 Average Household Size	2.71	2.49	2.34

The household count in this area has changed from 36,653 in 2010 to 42,728 in the current year, a change of 1.51% annually. The five-year projection of households is 45,305, a change of 1.18% annually from the current year total. Average household size is currently 2.34, compared to 2.30 in the year 2010. The number of families in the current year is 27,995 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

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	1 mile	2.5 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	13.3%	13.8%	15.0%
<b>Median Household Income</b>			
2020 Median Household Income	\$93,549	\$83,890	\$74,452
2025 Median Household Income	\$102,100	\$92,036	\$79,266
2020-2025 Annual Rate	1.76%	1.87%	1.26%
<b>Average Household Income</b>			
2020 Average Household Income	\$113,987	\$104,828	\$96,542
2025 Average Household Income	\$129,893	\$118,600	\$106,959
2020-2025 Annual Rate	2.65%	2.50%	2.07%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$44,409	\$42,457	\$41,135
2025 Per Capita Income	\$50,548	\$47,836	\$45,384
2020-2025 Annual Rate	2.62%	2.41%	1.99%

### Households by Income

Current median household income is \$74,452 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$79,266 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$96,542 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$106,959 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$41,135 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,384 in five years, compared to \$37,691 for all U.S. households

### Housing

2020 Housing Affordability Index	172	166	154
2000 Total Housing Units	1,040	8,813	34,043
2000 Owner Occupied Housing Units	830	6,825	23,730
2000 Renter Occupied Housing Units	147	1,296	7,740
2000 Vacant Housing Units	63	692	2,573
2010 Total Housing Units	1,615	10,878	40,747
2010 Owner Occupied Housing Units	1,368	8,195	27,473
2010 Renter Occupied Housing Units	153	1,716	9,180
2010 Vacant Housing Units	94	967	4,094
2020 Total Housing Units	1,734	11,776	46,319
2020 Owner Occupied Housing Units	1,538	9,148	32,447
2020 Renter Occupied Housing Units	160	1,883	10,282
2020 Vacant Housing Units	36	744	3,591
2025 Total Housing Units	1,848	12,624	48,863
2025 Owner Occupied Housing Units	1,642	9,631	34,212
2025 Renter Occupied Housing Units	171	2,259	11,092
2025 Vacant Housing Units	35	734	3,558

Currently, 70.1% of the 46,319 housing units in the area are owner occupied; 22.2%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 40,747 housing units in the area - 67.4% owner occupied, 22.5% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is 5.86%. Median home value in the area is \$267,087, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.80% annually to \$291,936.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

January 07, 2021